

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

<b>(1) DEPARTMENT</b> Central Services	<b>(2) MEETING DATE</b> 10/4/2016	<b>(3) CONTACT/PHONE</b> Shauna Dragomir, County Real Property Manager (805) 781-5206	
<b>(4) SUBJECT</b> Submittal of a resolution authorizing the surplus and sale of County-owned vacant real property at 1027 El Moro Avenue in the unincorporated area of Los Osos. District 2.			
<b>(5) RECOMMENDED ACTION</b> It is recommended that the Board: <ol style="list-style-type: none"> <li>1. Adopt the Resolution of Intention to Surplus and Sell and Authorizing Execution of Quitclaim Deed for Sale of Surplus County-Owned Property in the Unincorporated Area of Los Osos.</li> <li>2. Approve a Quitclaim Deed transferring title to Lawrence J. Grik, Jr. and Helene R. Grik.</li> <li>3. Authorize Chairperson to execute said Quitclaim Deed.</li> <li>4. Authorize the Clerk of the Board to record said Quitclaim Deed.</li> <li>5. Authorize the County Real Property Manager to take all such further actions as may be necessary to complete the sale to Lawrence J. Grik, Jr. and Helene R. Grik</li> </ol>			
<b>(6) FUNDING SOURCE(S)</b> Sale revenue to FC 116 – Central Services	<b>(7) CURRENT YEAR FINANCIAL IMPACT</b> \$15,110 in sale revenue	<b>(8) ANNUAL FINANCIAL IMPACT</b> \$0.00	<b>(9) BUDGETED?</b> No
<b>(10) AGENDA PLACEMENT</b> <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____ ) <input type="checkbox"/> Board Business (Time Est. ____ )			
<b>(11) EXECUTED DOCUMENTS</b> <input checked="" type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
<b>(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)</b> N/A		<b>(13) BUDGET ADJUSTMENT REQUIRED?</b> BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
<b>(14) LOCATION MAP</b> Attached	<b>(15) BUSINESS IMPACT STATEMENT?</b> No	<b>(16) AGENDA ITEM HISTORY</b> <input checked="" type="checkbox"/> N/A    Date: _____	
<b>(17) ADMINISTRATIVE OFFICE REVIEW</b> <i>Nikki J. Schmidt</i>			
<b>(18) SUPERVISOR DISTRICT(S)</b> District 2			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Central Services / Shauna Dragomir, County Real Property Manager  
(805) 781-5206

DATE: 10/4/2016

SUBJECT: Submittal of a resolution authorizing the surplus and sale of County-owned vacant real property at 1027 El Moro Avenue in the unincorporated area of Los Osos. District 2.

## **RECOMMENDATION**

It is recommended that the Board:

1. Adopt the Resolution of Intention to Surplus and Sell and Authorizing Execution of Quitclaim Deed for Sale of Surplus County-Owned Property in the Unincorporated Area of Los Osos.
2. Approve a Quitclaim Deed transferring title to Lawrence J. Grik, Jr. and Helene R. Grik.
3. Authorize Chairperson to execute said Quitclaim Deed.
4. Authorize the Clerk of the Board to record said Quitclaim Deed.
5. Authorize the County Real Property Manager to take all such further actions as may be necessary to complete the sale to Lawrence J. Grik, Jr. and Helene R. Grik

## **DISCUSSION**

The County owns vacant real property located at 1027 El Moro Avenue in the unincorporated community of Los Osos in San Luis Obispo County, known as Assessor's Parcel Number 038-292-006 ("Subject Property"). The Subject Property is a narrow, approximately 3,125 square foot vacant lot zoned Residential Single Family, surrounded by privately owned and improved parcels. The Subject Property is depicted in the Location Map and Assessor's Parcel Map provided together as Attachment 1.

The Subject Property was indentured on September 6, 1973 between the San Luis Obispo County Tax Collector and the State of California. It was sold and conveyed to the State of California for non-payment of taxes which had been legally levied and which were a lien on the Subject Property under and in accordance with the law.

On September 6, 1973, the County of San Luis Obispo ("County") purchased the Subject Property at the price of One Dollar and Fifty Cents (\$1.50) from the State of California in conformity with the law by and through the County Tax Collector and a deed was recorded with the County Clerk/Recorder conveying the Subject Property to the County.

On March 23, 2012, the County Department of Planning and Building approved and recorded with the County Clerk/Recorder a Certificate of Compliance for the Subject Property. The County has no need to use the Subject Property due to its small size, narrow boundary lines and frontage constraints.

Government Code Section 25526 provides that County-owned real property may be sold in accordance with the provisions of said code section after the adoption of a resolution by two-thirds vote of the members of the Board of Supervisors declaring the Board's intention to surplus and sell said property. Government Code Section 25526.5 provides that when the Board declares its intention to surplus and sell real property, and the property's estimated value does not exceed Twenty-Five Thousand Dollars (\$25,000), the County may quitclaim the real property as a sole source sale without public auction.

On January 16, 2015, a State Board of Equalization certified appraiser of the San Luis Obispo County Assessor's office performed an appraisal of the Subject Property and established its value range at \$15,000.00 to \$20,000.00.

On August 11, 2016, the Central Services Department, Real Property Services Division offered the Subject Property for sale to the two adjacent property owners of record: Kevin and Rhonda West of 1033 El Moro Avenue (APN 038-292-030); and Lawrence J. Grik, Jr. and Helene R. Grik of 1023 El Moro Avenue (APN 038-292-036). Both parties were provided a copy of the current preliminary title report for the Subject Property and written Bid Form detailing the terms of sale. Both parties were advised of the deadline of 5:00 pm on September 9, 2016 to receive sealed written bids via the provided Bid Form.

Kevin and Rhonda West declined to submit a sealed written bid, indicating a disinterest in acquiring the Subject Property. Lawrence J. Grik, Jr. and Helene R. Grik did submit a timely sealed written bid, indicating a desire to purchase the Subject Property.

In accordance with Government Code Section 25526.5, the Central Services Department recommends the sale of the Subject Property to Lawrence J. Grik, Jr. and Helene R. Grik at a total sales price of Fifteen Thousand One Hundred Ten Dollars (\$15,110.00), subject to the terms and conditions set forth in the Bid Form (Attachment 2).

### **OTHER AGENCY INVOLVEMENT/IMPACT**

On July 7, 2016, the County Department of Planning and Building determined that the surplus and sale of the Subject Property is in conformity with the County's General Plan and said General Plan Conformity Report DTM2015-00010 was approved by the County Planning Commission on July 14, 2016. The County Department of Planning and Building issued a Categorical Exemption citing Section 15312(a), Class 12, and said determination was filed on August 8, 2016 and certified as Environmental Determination 16-030.

The Central Services Department has given notice to other appropriate governmental agencies as to the availability of the Subject Property pursuant to Government Code Section 54220 et seq., and no agencies expressed an interest in acquiring the Subject Property. The Central Services Department supports the surplus of the Subject Property and supports the sale to Lawrence J. Grik, Jr. and Helene R. Grik, as owners of record of real property adjacent to the Subject Property.

County Counsel has reviewed and approved the Bid Form (Attachment 2), Resolution (Attachment 3) and Quitclaim Deed (Attachment 4) as to form and legal effect.

### **FINANCIAL CONSIDERATIONS**

Revenue from the sale of the Subject Property is not budgeted but will be applied to FC 116 – Central Services under Sale of Fixed Assets for FY2016-17. The \$15,110.00 sales price exceeds the minimum bid of \$15,000.00 as determined by the Central Services Department, following review of an appraisal by the County Assessor's office, and is no less than fair market value for the property.

The sale of the Subject Parcel will save the County the annual cost to weed abate the Subject Property for fire protection purposes, at an approximate cost of \$100.00 per year.

After the Subject Property is sold, the County Assessor will assess the property at its current fair market value and the County will begin to collect property tax revenue based on that value. Currently, the Subject Property is not providing important property tax revenue to the County.

### **RESULTS**

Adoption of the Resolution (Attachment 3) will deem the Subject Property to be surplus to the County's needs, and allow the sale of the Subject Property to Lawrence J. Grik, Jr. and Helene R. Grik. The sale will provide unbudgeted revenue from the proceeds of sale and additional property tax revenue to the County, which will be used for any number of important programs and public services provided by the County within the local community.

This action will promote the County's goal to achieve a "Livable and Prosperous Community" by promoting the best use of available real property and being responsible stewards of the public fiscal resources.

**ATTACHMENTS**

1. Relevant Maps
2. Bid Form
3. Resolution of Intention to Surplus and Sell and Authorizing Sale
4. Quitclaim Deed